

Downtown Stuart Investment Opportunity

101 SE Ocean Blvd, Unit 103

NAI Southcoast



REAL ESTATE ONLY

Presented By

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FOR SALE:

\$620,000

Downtown Stuart Investment Opportunity

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DO NOT DISTURB TENANT
Call listing brokers for showing instructions.

Property Highlights

- Rare investment opportunity with established restaurateur. Five years remaining on initial lease term with (2) five year options.
- Located on SE Ocean Blvd within Downtown Stuart.
- The Stuart CRA recently completed a streetscape and beautification project on Ocean Blvd.

Property Details

Address: 101 SE Ocean Blvd, Unit 103, Stuart, FL 34994

Parcel ID: 04-38-41-034-001-01030-0

Unit Size: 1,075 SF

Lease Type: NNN - No Landlord Responsibilities

Cap Rate: 6%

Year Built: 2007

Zoning: Urban Center

Seating: Interior Seating - 32
Outdoor Patio - 40

Property Overview

Street side condo unit located in Downtown Stuart's thriving business and entertainment district, makes for an excellent investment opportunity.

The unit is leased by a popular Wine Bistro & Gourmet Italian restaurant featuring exquisite food and ambiance.



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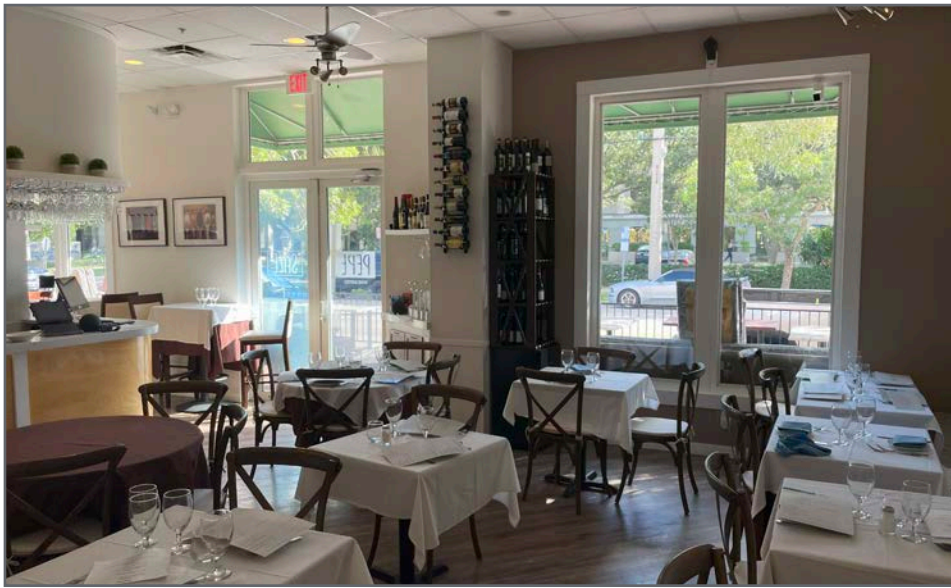
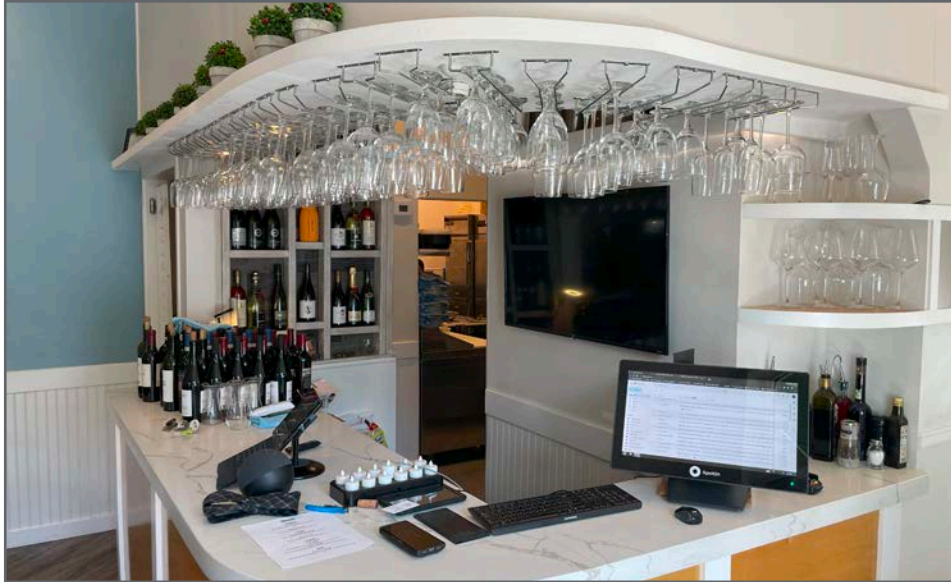
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Elizabeth Apartments Future Development



- Future development of a 4-story building
- 52 apartment units and 5,855 SF of first floor office and retail
- Development planned to begin early 2024

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Pepe & Sale
Tenant

Welcome to Pepe & Sale!

WHO WE ARE

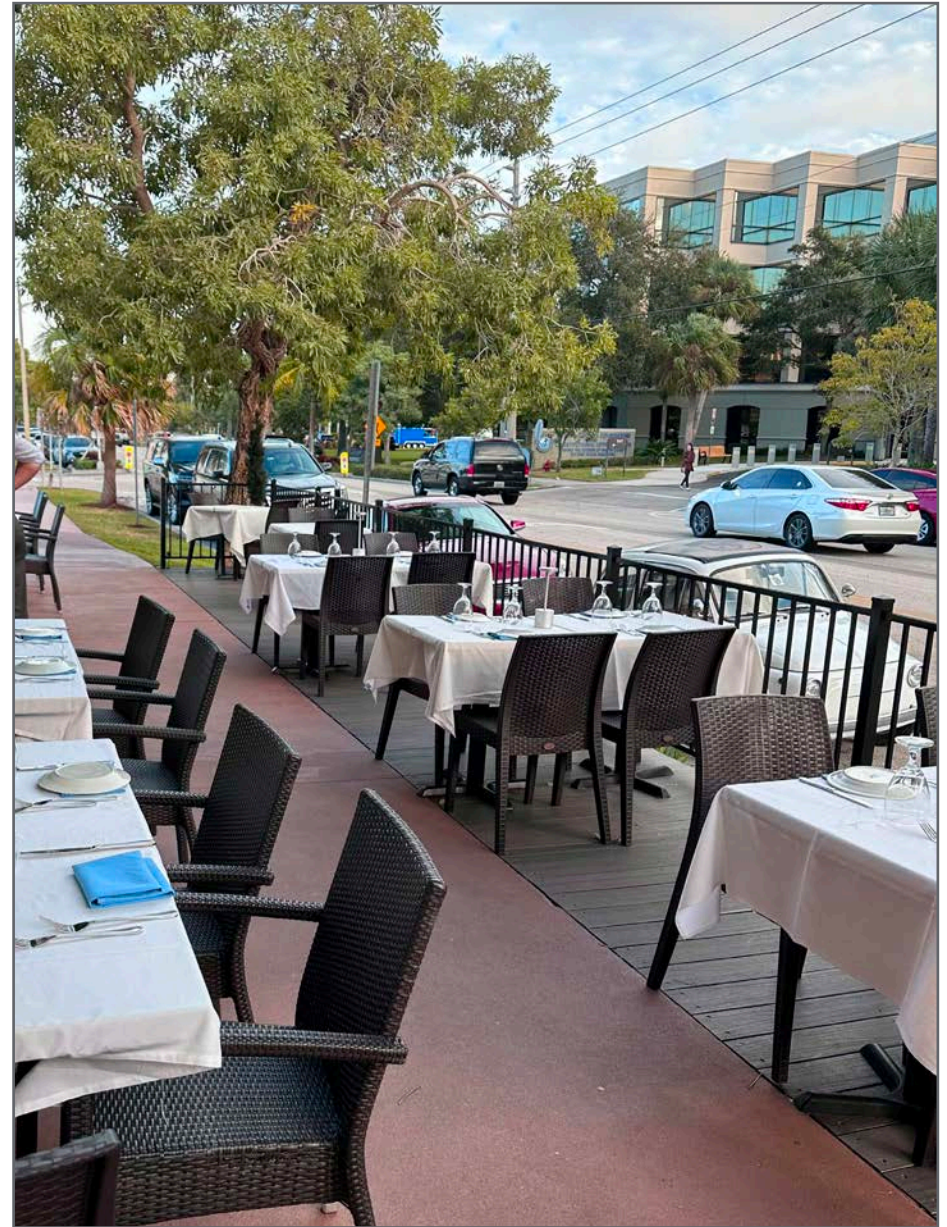
Welcome to Pepe & Sale! Founders Eric and Maria wanted to create a unique dining experience. Downtown Stuart is the perfect setting. Eric grew up in the business with his parents, who immigrated to Brooklyn from Sicily, and it truly enriched his life with a passion for food and dining. He met his wife-to-be, in Yonkers, NY. After a couple of years of courtship, they married in Sicily.

They decided to move to Florida to be with family after many successful years running businesses in NY. After a long search, they were blessed with an amazing opportunity to share their love for food and hospitality in Stuart. With his wife's passion for food and his restaurant expertise, they have created a unique experience that will have you coming back for more.

BOLD FLAVOR

Eric and Maria's focus is to serve modern Italian dishes with a curated wine list in a fine dining atmosphere. They created a true dining experience in a bright, contemporary setting that is sure to delight your palate. Their goal is to bring exceptional cuisine and service to the community to enjoy with family and friends. They can't wait to meet you.

- Famiglia Cavallaro



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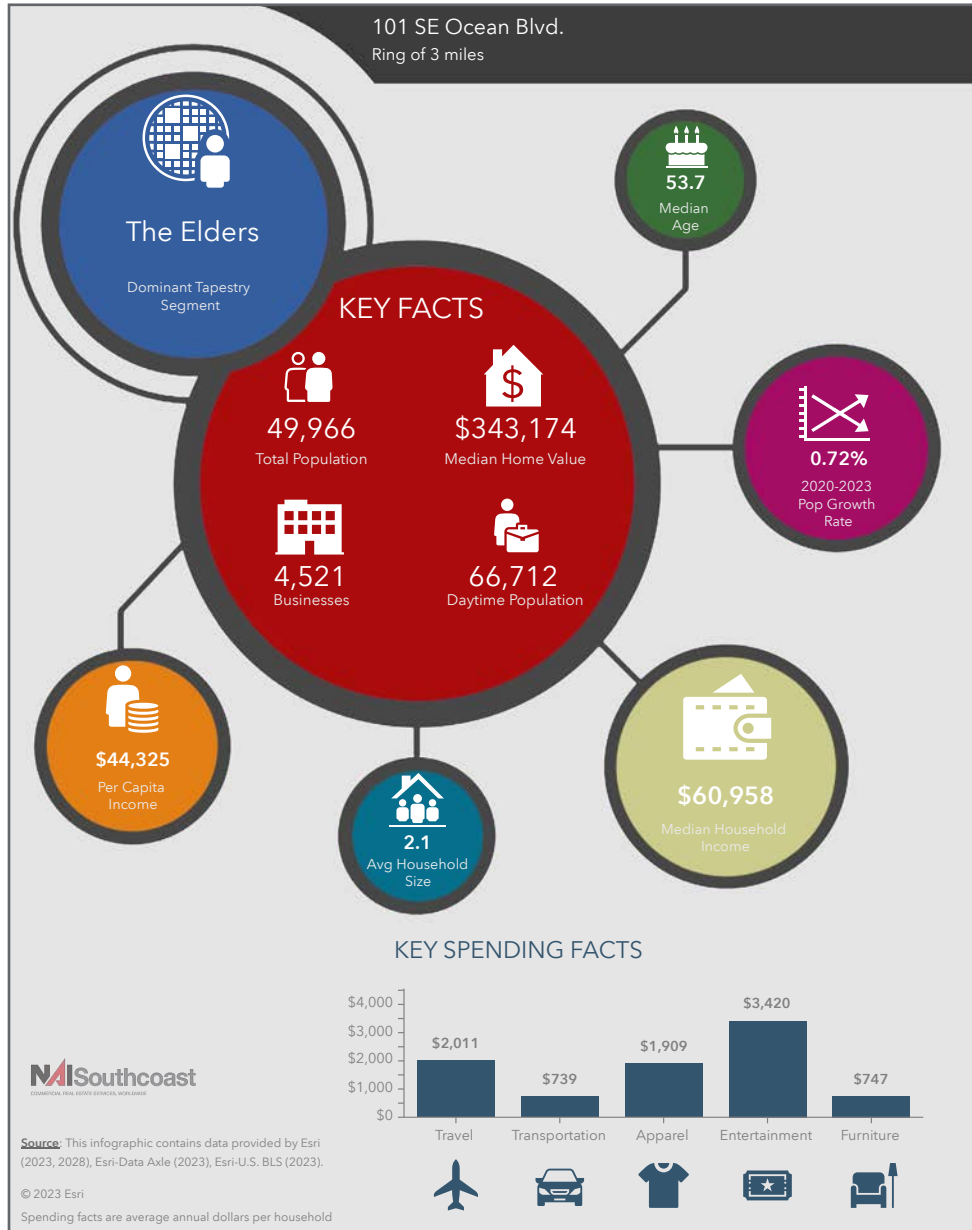
Drive Time Map



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2023 Demographics



Population

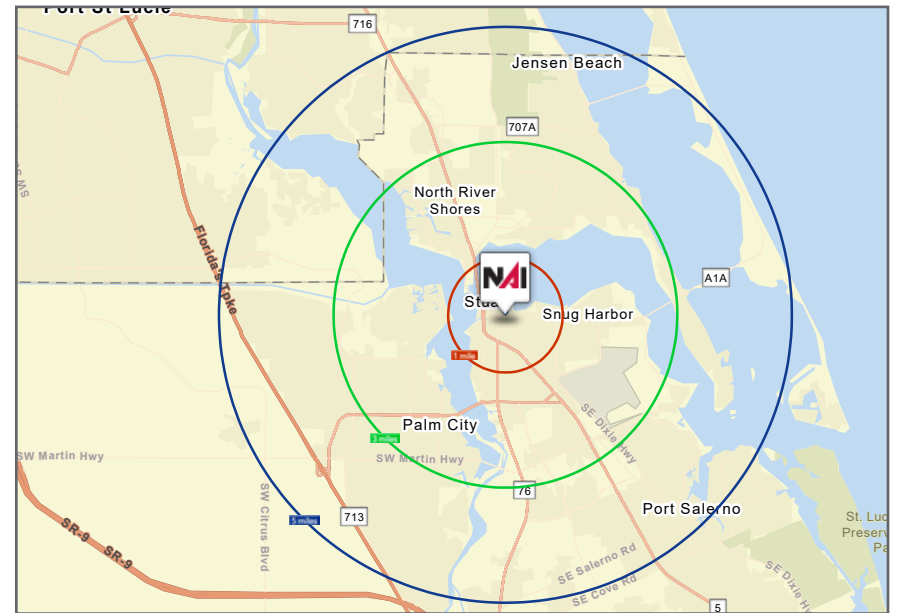
- 1 Mile: 4,072
- 3 Mile: 49,966
- 5 Mile: 100,414

Average Household Income

- 1 Mile: \$81,380
- 3 Mile: \$95,508
- 5 Mile: \$106,657

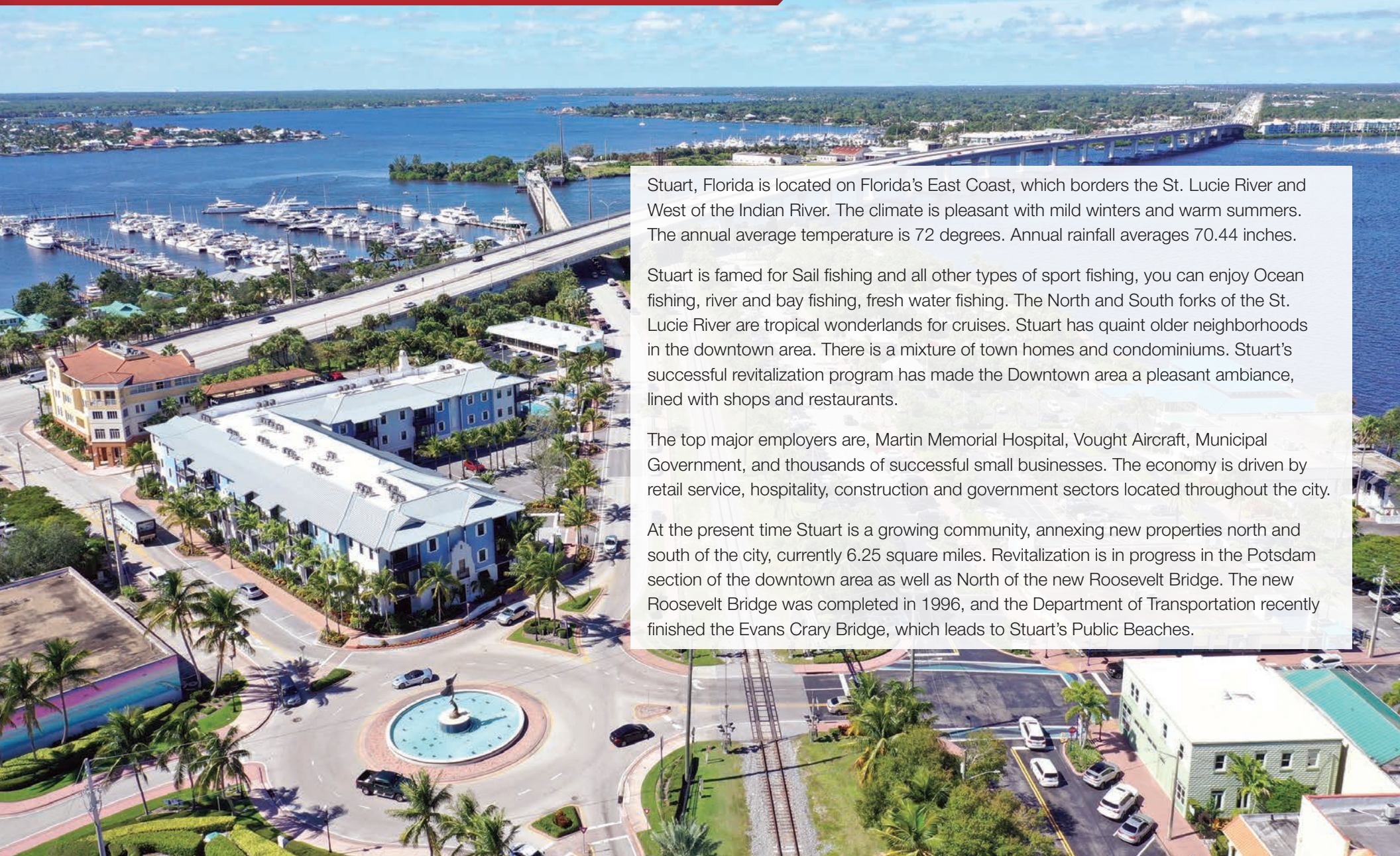
Median Age

- 1 Mile: 49.2
- 3 Mile: 53.7
- 5 Mile: 53.5



City Overview

Stuart, Florida



Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambience, lined with shops and restaurants.

The top major employers are, Martin Memorial Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Cray Bridge, which leads to Stuart's Public Beaches.

Regional Overview

Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are some of the many events taking place throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent exhibits including Model A Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



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